

DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

Cultural Resource Survey
Survey Update Form

CRS # S-9117
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 4.47 Acres

1. Name of Property: Chip & Barb Deitrick Property/ Deitrick's One Stop Art Shop (Tax Parcel 1-34-12-158.00)
2. Address of Property: 337 Atlantic Avenue (Rt. 26), Millville, DE 19967
3. Current Condition: fair ☐ excellent: ☒ good ☐
poor ☐ demolished ☐
4. Architectural Integrity: An addition is seen to this side (east) facade of matching clinker brick, and the original door and store front have been replaced.
5. Setting Integrity: Open fields are seen north of the dwelling; infill and demolition have likely changed the overall character of Millville since c. 1939 along Route 26 at Dukes Drive.
6. Historic Context Information: construction date circa 1939, per Grace Wolf
chronological period(s) 1630-1730+/- ☐ 1730-1770+/- ☐
1770-1830+/- ☐ 1830-1880+/- ☐ 1880-1940+/- ☒
historic theme(s) Transportation and Communication

property type(s) Former Filling Station

7. Evaluation: eligible: Yes ☐ No ☒ Potential ☐ Unknown ☐
area(s) of significance _____
NR criteria _____
8. Forms Added: CRS-2, Section 8 (site plan); Continuation Sheets of CRS-10 (2)
9. Surveyor: Jennifer M. Horner Date of Form: April 2002
Principal Investigator: Francine Arnold Date: July 2003

Use Black Ink Only

Architectural Description

The Deitrick Property (Tax Parcel 1-34-12-158.00; Deitrick's One Stop Art Shop) is a c. 1939, one-story, three-bay, clinker brick, vernacular Colonial Revival-style former filling station with modest Art Deco styling with soldiercourse coping and a flat, asphalt roll roof. No name was formerly assigned to this property (S-9117) on the March 1998 Cultural Resource Survey Property Identification Form completed by Gary Sachan of the Delaware SHPO; therefore, the current owners' name (Deitrick) will be used for the property. The main (south) façade features the single-leaf entrance with an aluminum and glazed door, and is flanked by fixed-light picture windows in the westernmost bay. The central bay contains a fixed-light picture window with a wood plank apron that extends to the ground. The easternmost bay has a single vehicular entrance with a metal roll-down door. Brick piers rise at the eastern- and westernmost ends and separate the central bay from the easternmost bay. The west façade has a single-leaf entrance with a wood door and a single and paired wood window with 6/6 sashes. The rear façade features a single and two paired wood 6/6 windows and concrete block infill at the eastern end with two wood four-light windows.

The southern-most edge of the tax parcel is macadam with a sign advertising Deitrick's One Stop Art Stop to the eastern end of the property. According to Grace Wolf, a local Millville resident (S-9119), the Deitrick Property was originally a filling station, constructed by her father, Harry Dukes, *circa* 1939 (Oral interview with Grace Wolf, Millville, Delaware, May 14, 2002).

Open fields are located to the rear (north) of the property, while some modern infill is seen south and east of the dwelling in Millville. This property fronts Route 26.

Determination of Eligibility

The Deitrick Property (S-9117) is recommended not eligible for the National Register of Historic Places as per the criteria set forth in the Delaware SHPO reviewed and approved *Historic Context for Evaluation of Commercial Roadside Architecture* (Rosin et al., 1992). For a roadside property such as a former filling station to be eligible under Criterion A, a property must be "associated with patterns of settlement and development that occurred in response to the automobile" (Rosin, et al., p. 24). The Deitrick Property is associated with the growth of the automobile along Route 26 in Millville; however, the Deitrick Property lacks associative characteristics that document its connection with the rise of the automobile. The Deitrick Property is not a contributing feature to the Millville District, for the Millville District is being recommended as an ineligible district in the *Route 26 Eligibility Study*.

The Deitrick Property is associated with the Dukes family of Millville (per oral interview on May 14, 2002 with Grace Wolf); however, other than this filling station and a dwelling reconstructed across Route 26 (338 Atlantic Avenue/Route 26), the Dukes family is not known to be associated or significantly involved with "the development of roadside architecture" (Rosin, et al., p. 24). While the Dukes family was known to have lived in the Millville vicinity throughout the 20th century (Dukes Drive in Millville is so named for the family), no significant information has been found to date to warrant the Deitrick Property eligible under Criterion B. The Deitrick Property is therefore not being recommended eligible under Criterion B because "no scholarly judgment can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically

important" (National Register Bulletin: How to Apply the National Register Criteria for Evaluation, p. 15). The contribution that the Dukes family may or may not have made in the Millville area cannot be explicitly justified through or by the Dietrick Property.

Due to the infill of bays, changes to the fenestration, removal of the pumps and center island, and interior changes (such as the removal of the interior counter), the Deitrick Property is not recommended eligible under Criterion C. In order to be recommended eligible under Criterion C, a filling station must embody the "architecture of the automobile era" (Rosin, et al., p. 24). While the Deitrick Property retains its original massing, some of its materials, and most of its overall general design, it does not possess enough physical integrity to be deemed a significant example of a roadside filling station as per the criteria in the *Historic Context for Evaluation of Commercial Roadside Architecture*. The historic window and door opening remain along the front façade, but modern materials have supplanted the historic fabric.

Owing to prior ground disturbance (such as the pavement of the parking lot and removal of the filling pumps), there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

The Deitrick Property is not a contributing feature to the Millville District because the Millville District is being recommended an ineligible district due to loss of integrity of setting, design, feeling, association, and materials due to the loss of community structures and dwelling as a result of demolition, neglect, modern infill, and alteration.

Bibliography

National Register Bulletin. *How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1998.

Rosin, Elizabeth & Martha H. Bowers. *Historic Context for Evaluation of Commercial Roadside Architecture*. East Orange, NJ: The Cultural Resource Group, Louis Berger & Associates, Inc., 1992. Originally published in Delaware Department of Transportation Archaeology Series No. 99, Cultural Resource Survey of US Route 113, Milford-Georgetown, Sussex County, Delaware.

Section 8

CRS # S-9117

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only



BUILDING 50 YEARS OLD OR OLDER



TAX PARCEL BOUNDARY

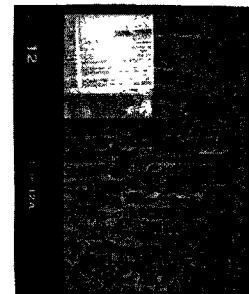
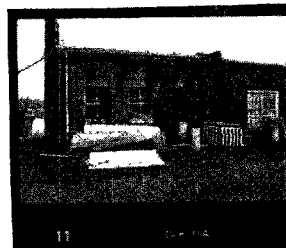
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9117 Date March 2002 Contact # C-12 Surveyor Jennifer
Horner/Amy
Seavey

Description (9) Lateral view, looking north; (10) Side and rear facades, looking southeast;
(11) Rear facade addition, looking south; (12) Clinker brick detail

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



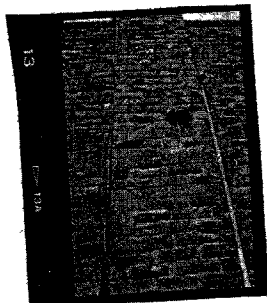
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9117 Date March 2002 Contact # C-12 Surveyor Jennifer
Horner/Amy
Seavey

Description (13) Clinker brick detail

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

Cultural Resource Survey
Survey Update Form

CRS # S-9115
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.0 Acres

1. Name of Property: Ralph H. & Geraldine B. West House (Tax Parcel 1-34-12-164.00)

2. Address of Property: 307 Atlantic Avenue (Rt. 26), Millville, DE 19967

3. Current Condition: fair ☐ excellent: ☒ good ☐
poor ☐ demolished ☐

4. Architectural Integrity: The residence retains its original wood frame windows, entrances, and clinker brick exterior. A wood deck has been constructed along the west end of the rear (north) facade

5. Setting Integrity: The integrity of setting is good; commercial development seen to the west (Lord's Landscaping) and to the northwest (Solutions+Plus) detracts only slightly from the integrity.

6. Historic Context Information: construction date circa 1939, per homeowner
chronological period(s) 1630-1730+/- ☐ 1730-1770+/- ☐
1770-1830+/- ☐ 1830-1880+/- ☐ 1880-1940+/- ☒

historic theme(s) Architecture, Engineering, and Decorative Arts

property type(s) Colonial Revival dwelling

7. Evaluation: eligible: Yes ☒ No ☐ Potential ☐ Unknown ☐

area(s) of significance Architectural significance: Colonial Revival/clinker brick construction

NR criteria Criterion C: Architectural significance of Colonial Revival/clinker brick construction

8. Forms Added: CRS-2, Section 8 (site plan); Continuation Sheets of CRS-10 (2)

9. Surveyor: Jennifer M. Horner Date of Form: April 2002

Principal Investigator: Francine Arnold Date: July 2003

Use Black Ink Only

Architectural Description

The Ralph H. and Geraldine B. West House (Tax Parcel 1-34-12-164.00) is a c. 1939, two and one-half story, three-bay, clinker brick, Colonial Revival dwelling with an asphalt-shingle, side-gable roof and a dentilled cornice with a partial return. The main (south) façade features a projecting central single-leaf entrance with a wood and glazed door and a pedimented portico supported by square wood posts. Flanking the entrance there are paired wood sash 6/6 windows. All the windows have brick soldiercourse lintels and wood sills. The second floor has single wood 6/6 windows. The east façade has a one-story screened-in porch with a decorative wood tracery. The second floor has wood sash 6/6 windows; the gable peak has one wood half-lunette window. All the windows have brick soldiercourse lintels and wood sills. An exterior end brick chimney rises from this façade. The west façade has a one-story brick-enclosed porch with single and paired wood windows with 6/6 sashes and a dentilled cornice; a modern wood deck has been added along the first floor. The second floor has a central wood sash 2/2 window flanked by wood 6/6 sash windows. The gable peak has a paired wood sash 6/6 window. All the windows have brick soldiercourse lintels and wood sills.

According to the current homeowner, Geraldine (Gerry) West, this dwelling was constructed c. 1939 by the McCabe family of Millville (oral interview with Geraldine West, March 21, 2002). Few changes have been made to the exterior of the dwelling since it was constructed. In addition, the interior layout, fixtures and furnishings, including the kitchen, are untouched.

To the west of the main building is a one-story, two-bay, wood shake shingle-clad, commercial building with an asphalt-shingle, front-gable roof (Solutions+Plus Computer Store). The main (south) façade features two sliding doors. The east façade has a single-leaf entrance with a flush metal door and one vinyl sash 1/1 window. To the rear there is a newer, one-story, vinyl-clad, gable-roof addition. This building was noted in the March 1998 Cultural Resource Survey Property Identification Form completed by Gary Sachan of the Delaware SHPO; physical evidence suggests that this building may be a converted vehicular garage dating to the mid-twentieth century.

To the west of the dwelling on an adjacent tax parcel (1-34-12-163.00/S-9116) is a c. 1932, one and one-half story, three-bay, wood shake shingle-clad building with an asphalt-shingle, side-gable roof. The main façade has a central double-leaf entrance with sidelights; a modern wood deck wraps around the front and ends at a shed-roof entrance. The rear façade has a central single-leaf entrance and vinyl sash 1/1 windows. This building once functioned as a chicken feed house according to neighbor Geraldine (Gerry) West; today, it is no longer associated with the Ralph H. and Geraldine B. West House but serves as a retail store for Lord's Landscaping business (Oral interview with Geraldine West, March 2002). Upon field inspection in March 2002, all of the former feed house components have been removed from the interior of the shop.

Determination of Eligibility

The Ralph H. and Geraldine B. West House (S-9115) is recommended eligible for the National Register of Historic Places under Criterion C: architectural significance of Colonial Revival/clinker brick construction. As per the criteria set forth in the Regional Historic Context for Baltimore Hundred in the *Route 26 Eligibility Study*, eligible examples of Colonial Revival architecture to the *National Register of Historic Places* should have integrity of location, setting, design, feeling, association, materials and workmanship, without significant, unsympathetic late-twentieth or twenty-first century

additions. Later examples (*circa* 1905-1940) of Colonial Revival dwellings should show more restrained colonial-inspired features and a side-gable or cross-gable roof. Eligible examples of Colonial Revival dwellings should be sited on lots which exhibit a suburban feeling (despite their rural location), with perhaps pedestrian sidewalks, paved driveways, and mature trees. Eligible Colonial Revival dwellings should ideally exhibit original Georgian or Adam inspired entrances, boxed cornices with perhaps dentils or modillions, rectangular-shaped double-hung windows (with each sash containing six, eight, nine, or twelve panes), and masonry, wood, or veneered exteriors (McAlester, p. 324). Frequently, Colonial Revival style dwellings in the Baltimore Hundred area were used as part-time summer residences, and as such featured large enclosed or screen-in porches which allowed for a summer shore breeze, but blocked out insects from the living quarters. Properties that exhibit the above characteristics would be eligible for consideration for the *National Register of Historic Places* under Criterion C: architectural significance/vernacular Colonial Revival style, such as the Ralph H. and Geraldine B. West House. The single-story side screen porch addition, dentils, and Adam-style portico, in keeping with eligible Colonial Revival dwellings, make this house an excellent example of Colonial Revival architecture. This dwelling has maintained integrity of location, materials and workmanship, and is a significant example of vernacular Colonial Revival architecture located along the Area of Potential Effect (APE) for the Route 26 Improvement Project.

This dwelling is not known to be associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The Ralph H. and Geraldine B. West House is not known to be affiliated directly with any persons important to local, state or national history (Criterion B). While it is purported to be the former McCabe family house, no evidence has been found to support or refute this assertion (oral interview with Geraldine West, March 13, 2001). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

The Ralph H. and Geraldine B. West House is not recommended a contributing feature to the Millville District because the Millville District is being recommended an ineligible district due to a loss of integrity of setting, design, feeling, association, materials and workmanship as a result of demolition, infill, and modern alterations.

National Register Boundary and Justification

The existing tax parcel boundary as set forth in Tax Parcel 1-34-12-164.00 serves as the National Register Boundary for the Ralph H. and Geraldine B. West House (S-9115). This boundary is sufficient to encompass the dwelling and driveway surrounding the property. The boundary does not include the adjacent and still-standing former feed house building (S-9116) in spite of its previous association with the dwelling, because the former feed house has lost most of its integrity and its connection to the West property. This boundary was prepared in accordance with the guidelines spelled out in the National Register Bulletin: "Defining Boundaries for National Register Properties."

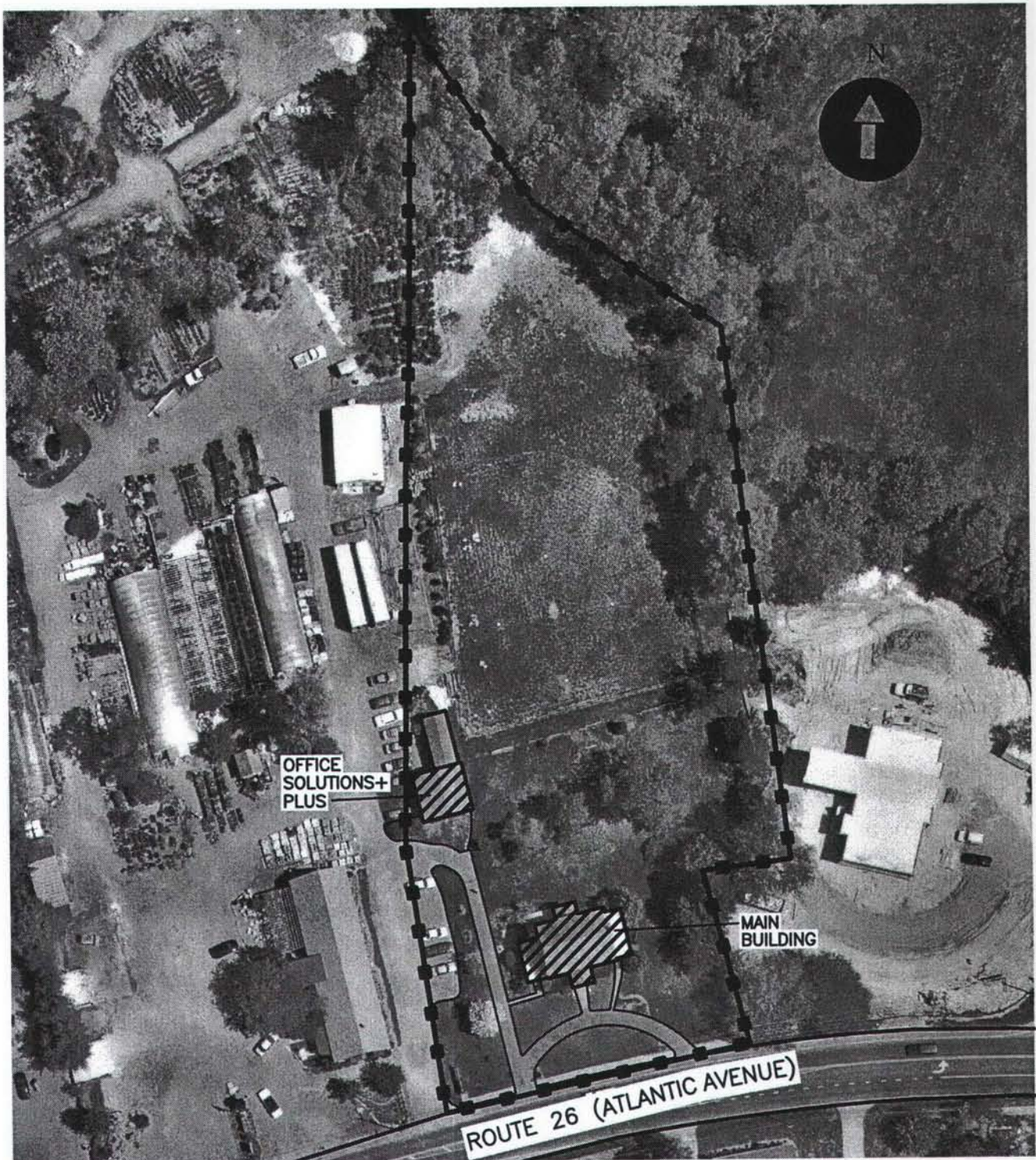
The Period of Significance is for the Ralph H. and Geraldine B. West House c. 1939 – when the dwelling was initially constructed. The dwelling is a contributing feature, while the Solutions + Plus commercial building is not a contributing feature because it dates to a later period of construction.

Section 8

CRS # S-9115

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.


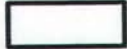



Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only

	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	NATIONAL REGISTER BOUNDARY (FOLLOWS TAX PARCEL BOUNDARY)

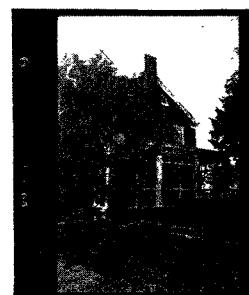
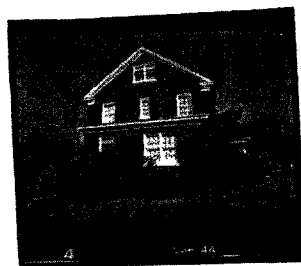
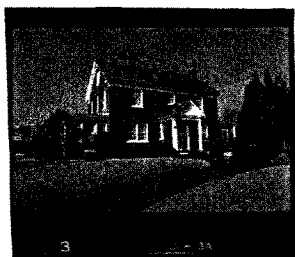
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9115 Date March 2002 Contact # C-13 Surveyor Jennifer
Horner/Amy
Seavey

Description (3) Lateral view, facing north; (4) Side facade, looking east; (5) Rear
elevation, looking south; (6) Addition on east facade, looking west

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



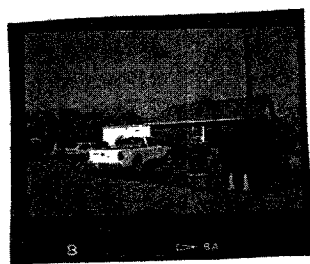
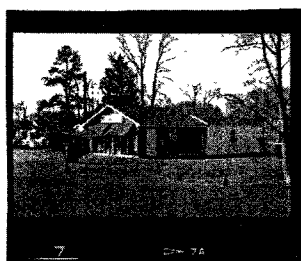
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9115 Date March 2002 Contact # C-13 Surveyor Jennifer
Horner/Amy
Seavey

Description (7) Solutions Plus computer shop, looking northwest; (8) Outbuilding, facing
east

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9116
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 4.44 Acres

1. Address of Property: William & Donna B. Lord/Lord's Landscaping (Tax Parcel #1-34-12-163)
2. Function: Commercial - landscaping business shop; formerly a feed house associated with West property (S-9115)
3. Date: c. 1932 per owner
4. Stylistic Features: Rectangular
5. Architect/Builder: unknown
6. Description:
 - a) Structural System light wood frame
 - b) Wall Coverings wood shingles
 - c) Wall Openings
 - Windows irregularly spaced; some 2/2; some replacement windows
 - Doors covered entry centered on west facade; garage door on north facade; secondary entry on east facade
 - Other
 - d) Foundation not visible
 - e) Roof
 - Structural system gable; moderately pitched
 - Coverings asphalt shingles
 - Openings n/a
 - f) Interiors
 - Floor Plan
 - Partition/Walls
 - Interior Finish
 - Furnishings/Machinery

Use Black Ink Only

7. Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.

See site plan and continuation
sheet (S-9116, CRS-10)

Indicate North on Sketch

8. Surveyor: Jennifer M. Horner

Date of Form: October 2003

Use Black Ink Only

CRS-3

Architectural Description

The main building on "Lord's Landscaping" (Tax Parcel 1-34-12-163.00) is a c. 1932, one and one-half story, three-bay, wood shake shingle-clad building with an asphalt-shingle, side-gable roof. The main façade has a central double-leaf entrance with sidelights; a modern wood deck wraps around the front and ends at a shed-roof entrance. The rear façade has a central single-leaf entrance and vinyl sash 1/1 windows. This building once functioned as a chicken feed house according to neighbor Geraldine (Gerry) West; today, it serves as a retail store for Lord's Landscaping business (Oral interview with Geraldine West, March 2002). Upon field inspection in March 2002, all of the former feed house components have been removed from the interior of the shop.

To the west of the main building there is a one-story, three-bay, corrugated metal, contemporary garage with a side-gable roof. The main façade has three vehicular entrances with metal roll-down doors. The north façade has a single-leaf entrance with a flush metal door and two vinyl sash 1/1 windows. Gary Sachan of the Delaware SHPO did not note this structure in the March 1998 Cultural Resource Survey Property Identification Form.

To the north of the main building are two elongated arched greenhouses with a metal frame covered by plastic. These buildings appear to be seasonal in nature, and accommodate perennial plants. Gary Sachan of the Delaware SHPO did not note this structure in the March 1998 Cultural Resource Survey Property Identification Form.

To the east of the main building is the National Register eligible Ralph H. and Geraldine B. West House (S-9115), a c. 1939, two and one-half story, three-bay, clinker brick, Colonial Revival dwelling with an asphalt shingle, side-gable roof and a dentilled cornice with a partial return. Although the main Lord's Landscaping building (S-9116) formerly served as a feed house associated with the Ralph H. and Geraldine B. West house (Oral interview with Geraldine West, March 2002), it has been evaluated separately due to its loss of integrity and of association with the adjacent property, earlier date of construction, and the fact that it now lies on a different tax parcel (1-34-12-163.00). The Lord's Landscaping building is not eligible for the National Register of Historic Places.

Determination of Eligibility

"Lord's Landscaping" (S-9116) is recommended not eligible for the National Register of Historic Places. This property is not known to be associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). Lord's Landscaping is not known to be affiliated with any persons important to local, state or national history (Criterion B). While this building possesses some characteristics of its original feed house form, such as its original wood sash windows along the southern façade, and brick chimney, these features are not sufficient, given recent alterations, to render it as a distinctive building to a given period in time or method of construction; nor is Lord's Landscaping known to represent the work of a master builder or architect (Criterion C). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

The main building of Lord's Landscaping has not retained integrity of design, materials, feeling or setting that it once had as a feed house in the 1930s. Unsympathetic additions to the original building core, such as a modern porch, and an addition to the core of the building, seen off the north façade, is

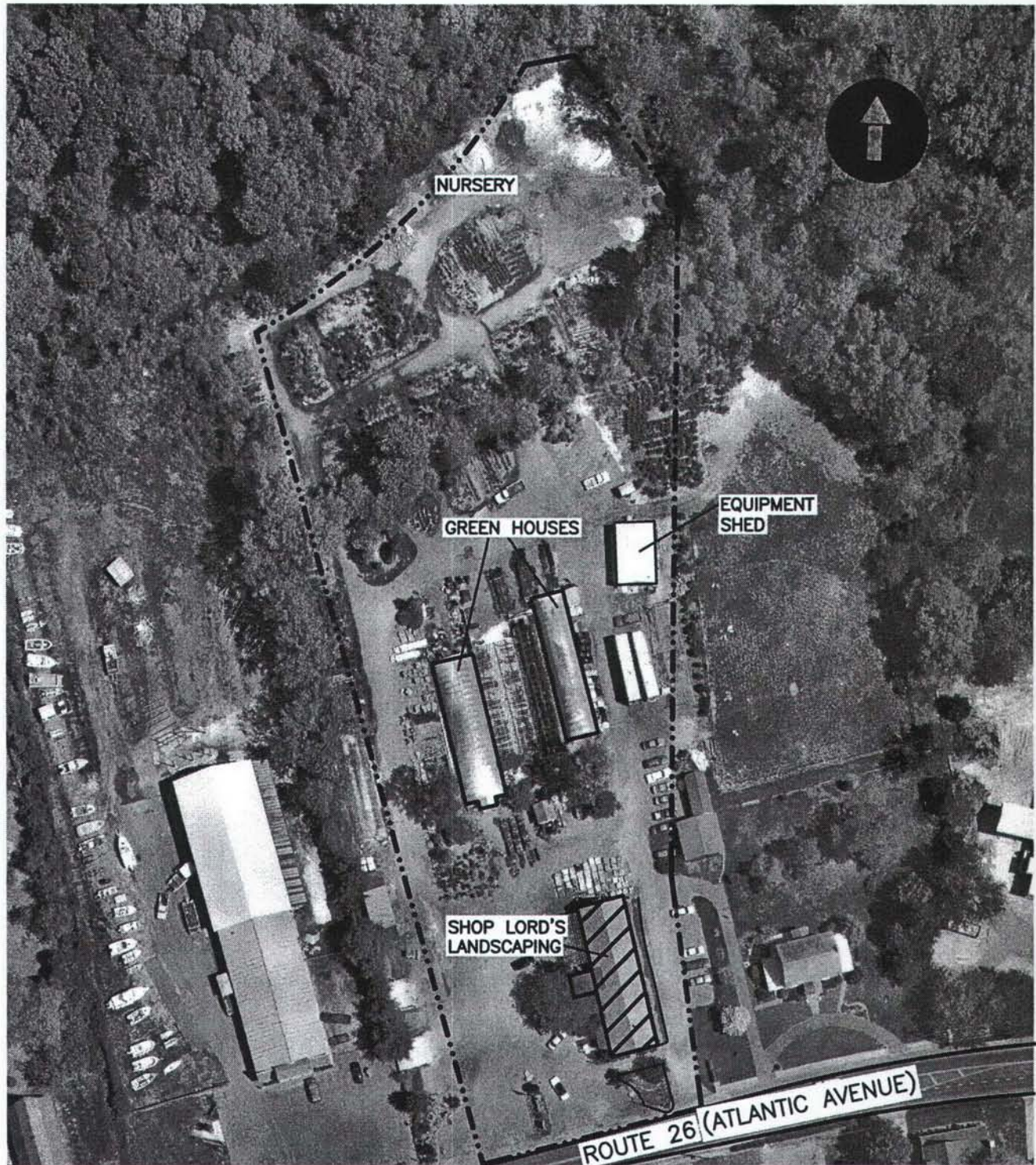
not in keeping with the original form, style and function of the former feed house. Since this building has sustained multiple unsympathetic additions over the twentieth century, Lord's Landscaping possesses little integrity and is not a significant example of a feed house in Baltimore Hundred. Also as a result of its lack of integrity and the high degree of alterations and change in feeling and association that have resulted from the conversion to Lord's Landscaping, the main building does not contribute to the adjacent National Register Ralph and Geraldine B. West House (S-9115) in spite of its former association with that property as a feed house.

Section 8

CRS # S-9116

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.






Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only

	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	TAX PARCEL BOUNDARY

**Delaware State Historic Preservation Office
Photographic Inventory**

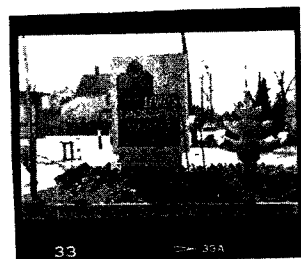
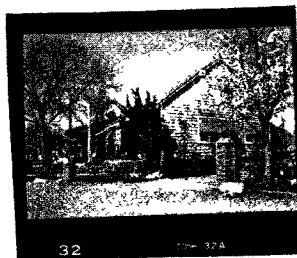
CRS# S-9116 Date March 2002 Contact # C-13; Surveyor Jennifer
C-12 Horner/Amy
Seavey

Description C-13: (1) "Lord's Landscaping," looking north; (2) "Lord's Landscaping,"
looking north at nursery

C-12: (32) "Lord's Landscaping" front facade, looking south; (33) Detail, sign

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9116 Date March 2002 Contact # C-12 Surveyor Jennifer
Horner/Amy
Seavey

Description (34) Lateral view, facing east; (35) Side and rear facade, looking southwest;
(36) Greenhouses, looking north/northwest; (36a) Garage, looking west

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):

